

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



46 Oakfield Court Crofts Bank Road Urmston M41 0AA

£175,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly appointed one bedroom, third floor retirement apartment. Situated in the heart of Urmston town centre & must be viewed to be fully appreciated, In brief the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, three piece wet room & spacious double bedroom which even boasts a walk in wardrobe. Warmed by electric storage heaters & uPVC double glazed. For the residents there is a Bistro/restaurant, a laundry room & a communal lounge which hosts many social events. Externally there are pleasant landscaped gardens & off road parking. Ideally placed for all the amenities & transport links. To book your viewing call the team at HOME.

- NO VENDOR CHAIN!
- One bedroom apartment
- Lift to all floors
- Lounge
- Modern kitchen
- Wet room
- First years management fee paid
- Bistro for residents
- Communal gardens
- Communal parking



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway 13'11 x 4'11 (4.24m x 1.50m)

Door from the communal hallway. Built in storage cupboard.

Lounge 18'8 x 11'7 (5.69m x 3.53m)

uPVC double glazed French doors leading to a Juliet balcony. Feature fireplace, back and hearth housing a remote controlled electric fire.

Kitchen 10'6 x 8'1 (3.20m x 2.46m)

A comprehensive range of matching wall and base units with a rolled edged worktop over. Integrated electric hob, oven and extractor fan. Integrated fridge freezer and space for appliances. A single unit sink with mixer tap, splash tiling and tiled floor. uPVC double glazed window to the side.

Bedroom one 18'5 x 9'0 (5.61m x 2.74m)

uPVC double glazed window to the front, electric heater and television point,

Walk in wardrobe 5'10 x 5'8 (1.78m x 1.73m)

Fitted shelving and hanging space.

Wet room 9'6 x 6'7 (2.90m x 2.01m)

A three piece suite comprises enclosed level WC and vanity wash hand basin and shower. Tiling to compliment, spotlights and extractor fan.

Externally

There are beautifully maintained gardens to both the front and the rear. Benefiting from patio area, lawned gardens and pathways for access. There is off road parking to the rear.

Management information

We have been advised by our clients that the property is Leasehold with a monthly management fee of £450. This includes the maintenance of the communal areas, staffing within the development and the running of the Bistro/restaurant.

Benefits of Oakfield Court

As quoted by McCarthy and Stone, the benefits of Retirement Living, with additional help available for an extra charge. This is ideal if you want to continue living independently, but with the peace of mind of knowing there's help at hand in an emergency.

Residents can benefit from tailor-made support packages and some domestic help each week. You decide which chores – such as cleaning, grocery shopping and running errands – you want us to take care of. This will leave you with more free time to socialise and enjoy the finer things in life, such as art classes and leisurely walks in our fabulous landscaped gardens.

Why clients chose Oakfield Court:

- * Your own apartment in a safe community
- * A chef-run restaurant or bistro on-site
- * Domestic assistance - the team can even take care of your laundry too, if that becomes a struggle
- * Tailored care and support, for all the help you need
- * An Estate Manager who takes care of the development and staff
- * A 24-hour emergency-call service, for added peace of mind
- * Stunning gardens all year round, without you needing to lift a finger when it comes to their upkeep
- * Great-value guest suite for when family and friends visit (for an extra charge of around £25 a night)

Note: Extra charges apply for laundry, care packages and meals provided in the restaurant or bistro.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

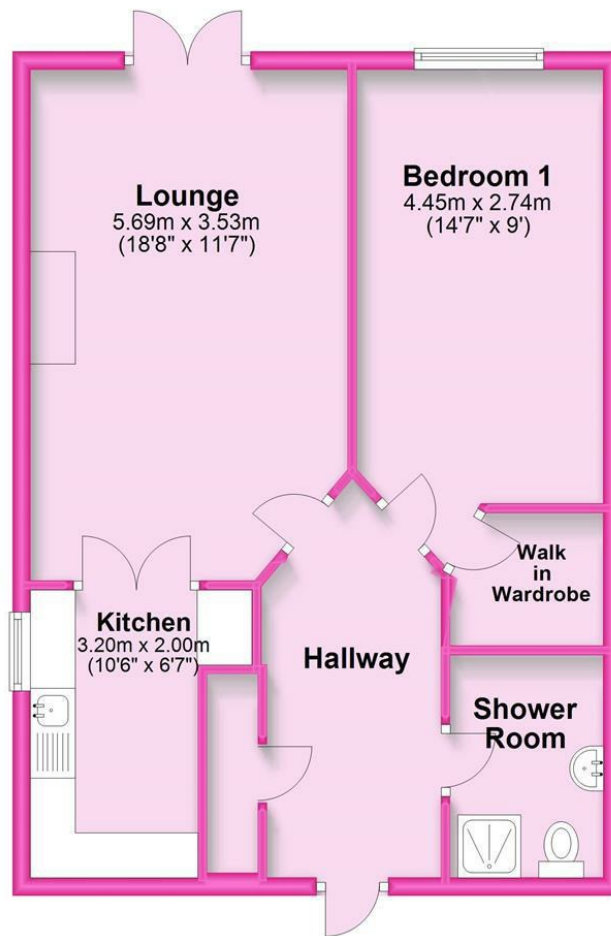
 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Ground Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



Total area: approx. 58.2 sq. metres (627.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Mon-ton - 9262084 Urmston - 04331861 Stretford - 08259553